

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
Hydro One Networks Inc, Real Estate Division.	No comment.	None.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	<p>Engineering staff requires conditions demonstrating acknowledgment that required detailed studies will be addressed through the future Site Plan Control application.</p> <p>Furthermore, Development Engineering will require the completion of a Hydrogeological Report, the engineering design and cost estimate schedules, sewer and water service lateral connections, and that the owner pay their share for the outstanding cost recoveries for the municipality.</p> <p>Development Engineering staff will also require the owner to agree that, at their expense, to remove or relocate, as may be required, all affected utility poles, hydrants, pedestals, hydro vaults, etc. on Rymal Road East and the removal of all existing septic beds, garages, playground equipment, wells, fencing, and/or any structures.</p>	<p>Condition Nos. 1 and 2 in Appendix “C” attached to Report PED25020 will ensure that the owner acknowledges the required studies will be submitted and reviewed through the detailed design review of the future Site Plan Control application.</p> <p>Condition No. 4 in Appendix “C” attached to Report PED25020 requires a Watermain Hydraulic Analysis to demonstrate that the required domestic and fire flows are available within the appropriate pressure ranges in the water district.</p> <p>The condition for a Watermain Hydraulic Analysis was previously included in the amending Zoning By-law No. 23-186 as</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>		<p>holding provision Subsection ii. and will be required to be removed prior to registration of the Draft Plan of Subdivision.</p> <p>The matter of engineering design, final obligations as well as the removal of existing services and utilities will be addressed as Condition Nos. 3 to 7 in Appendix “C” attached to Report PED25020.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study is to be submitted. The Transportation Consultant is to provide a proposed scope for review and approval by Transportation Planning prior to the commencement of the study.</p> <p>Transportation Planning requested additional information regarding detailed design to be addressed through the Site Plan Control application.</p> <p>Transportation Planning has confirmed the requirement for a right-of-way dedication has been provided.</p>	<p>Section 3. Subsection i. of By-law No. 23-186 included the requirement for the completion of a Transportation Impact Study with the amending site specific Residential Multiple – Holding “H-RM2-328” Zone, Modified.</p> <p>Additional detailed design comments will be addressed through the Site Plan Control application.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p> <p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposal was reviewed for municipal waste collection service, and as currently designed this development is not serviceable for municipal collections as continuous forward motion and “T” turnaround area do not meet current City standards.</p>	<p>A further review to determine if municipal waste collection service will occur through the future Site Plan Control application. If an appropriate design cannot be achieved private waste collection services will be required.</p> <p>Note No. 2 in Appendix “C” attached to Report PED25020 has been included should the proposal be eligible for municipal collection.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry does not have concerns with the Tree Management Plan as there are no trees within the municipal right-of-way. Further revisions to the Landscape Plan for trees to be included within the municipal right-of-way will be addressed through the Site Plan Control application. Condition No. 10 of Appendix “C” attached to Report PED25020 requires the Landscape Plan to be satisfied. This is to ensure the placement of compensation trees for any tree removals completed in accordance with the Arborist Report and Tree Protection Plan prepared by Davey Resource Group, dated October 6, 2022, is provided.</p>	<p>Through the Site Plan Control application revisions will be required to the Landscape Plan as well as through Condition No. 10 in Appendix “C” attached to Report PED25020 to ensure proper compensation can be accommodated.</p>

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Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>The Owner and Agent should be made aware that the municipal address for the proposed development will be determined after conditional Site Plan approval is granted.</p> <p>Pursuant to Section 51(32) of the <i>Planning Act</i>, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received two months before the draft approval lapses.</p>	<p>Condition No. 14 in Appendix “C” attached to Report PED25020 has been included to ensure coordination between the owner and Growth Management staff occurs to finalize municipal addressing.</p> <p>Note No. 1 in Appendix “C” attached to Report PED25020 has been included to demonstrate the timeframe for approval and registration of the Draft Plan of Subdivision.</p>
Development Charges, Programs and Policies Corporate Services	Municipal charges will apply for 1898 and 1900 Rymal Road East, Glanbrook under the By-Law Nos. 14-035 and 16-245. The total payable for each property will be calculated at the current rate at time of payment.	Noted, municipal fee charges will be collected through conditions at the future Site Plan Control application stage.
Landscape Architectural Services Environmental Services, Public Works	Cash-in-lieu of parkland dedication will be requested, as required, at a later stage in the planning process.	Noted. The owner will be required to make payment prior to the issuance of a building permit.
Hamilton Conservation Authority	Hamilton Conservation Authority has no objection to the Draft Plan of Subdivision.	HCA staff will be circulated with the future Site Plan Control application to ensure

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<p>Hamilton Conservation Authority (continued)</p>	<p>The site is regulated by the Hamilton Conservation Authority under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits) made under the <i>Conservation Authorities Act</i>, R.S.O. 1990 due to proximity to the Eramosa Karst Earth Science Area of Natural and Scientific Interest. Therefore, written permission (Letter of Permission) from Hamilton Conservation Authority will be required for the proposed new development.</p> <p>The site is located just to the south of the Eramosa Karst Conservation Area, which is owned by Hamilton Conservation Authority. The Karst Assessment completed by Terra-Dynamics Consulting demonstrated that the subject property is not affected by natural hazards (karst). Therefore, Hamilton Conservation Authority is satisfied that the application is consistent with the natural hazard policies of the Provincial Planning Statement.</p> <p>The subject land will contribute storm water to the municipal storm sewer, and Hamilton Conservation Authority defers all quantity control issues to the City of Hamilton.</p> <p>Staff have reviewed the Landscape Plan and would recommend avoiding invasive species that could easily travel by seed and spread to the adjacent Conservation Area. Hamilton Conservation Authority suggests revising the Landscape Plan to remove the invasive plants from the planting list.</p>	<p>a Letter of Permission is issued and native plant species are provided.</p> <p>Hamilton Conservation Authority have included conditions to ensure the owner acknowledge that submission of a detailed Erosion and Sediment Control Plan, detailed Lot Grading, Servicing and Storm Drainage Plan will be required at the Site Plan Control stage as well as the submission and approval of a Hamilton Conservation Authority permit.</p> <p>These matters will be addressed as Condition No. 13 in Appendix “C” attached to Report PED25020.</p>

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Bell Canada	Bell Canada has requested the appropriate easements be included to service to the subject lands.	This requirement will be addressed through Condition Nos. 11 and 12 in Appendix "C" attached to Report PED25020 and the Standard Form Subdivision Agreement (Clauses 1.22 and 2.07).